102.0	0006	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	681,200 /	681,200
USE VALUE:	681,200 /	681,200
ASSESSED:	681,200 /	681,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
157		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTHANAM KARTHIK
Owner 2:	CHARI SUCHITRA
Owner 3:	
Street 1:	16 CRESCENT HILL AVENUE
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	LIN YI HSIEN -
Owner 2:	LIN YIN LING -
Street 1:	157 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .168 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1639 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7310.000	233,700		447,500	681,200
Total Card	0.168	233,700		447,500	681,200
Total Parcel	0.168	233,700		447,500	681,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.57 | /Parcel: 415.57

Legal Description

User Acct
66181
GIS Ref
GIS Ref
Insp Date
08/23/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 102.0-0006-0002.A

!8195!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	233,700	0	7,310.	447,500	681,200		Year end	12/23/2021
2021	101	FV	225,900	0	7,310.	447,500	673,400		Year End Roll	12/10/2020
2020	101	FV	225,800	0	7,310.	447,500	673,300	673,300	Year End Roll	12/18/2019
2019	101	FV	193,600	0	7,310.	453,900	647,500	647,500	Year End Roll	1/3/2019
2018	101	FV	193,600	0	7,310.	338,800	532,400	532,400	Year End Roll	12/20/2017
2017	101	FV	193,600	0	7,310.	306,900	500,500	500,500	Year End Roll	1/3/2017
2016	101	FV	193,600	0	7,310.	294,100	487,700	487,700	Year End	1/4/2016
2015	101	FV	192,700	0	7,310.	249,300	442,000	442,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:54:06

LAST REV

Date	Time
09/24/18	10:24:45
apro	

PAT ACCT. 8195

USER DEFINED

Prior Id # 1:	66181
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIN YI HSIEN	42514-505		4/15/2004		445,000	No	No		
GU FENG	34929-239		2/28/2002		305,000	No	No		
LALLOS BASIL/SO	27355-459		6/3/1997		197,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2016	476	Re-Roof	4,800					reroof
5/4/2015	430	Insulate	2,543					
10/1/2013	1452	Manual	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
1/29/2014	Info Fm Prmt	EMK	Ellen K
4/2/2009	Measured	345	PATRIOT
7/29/2004	MLS	MM	Mary M
11/23/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	263	PATRIOT
7/27/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7310		Sq. Ft.	Site		0	70.	0.87	5									447,512						447,500	

Total AC/HA:	0.16781	Total SF/SM:	7310	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	447,512	Spl Credit		Total:	447,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00495005
Adj $ / SQ:	135.668
Other Features:	86576
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287153
Depreciation:	53410
Depreciated Total:	233742

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

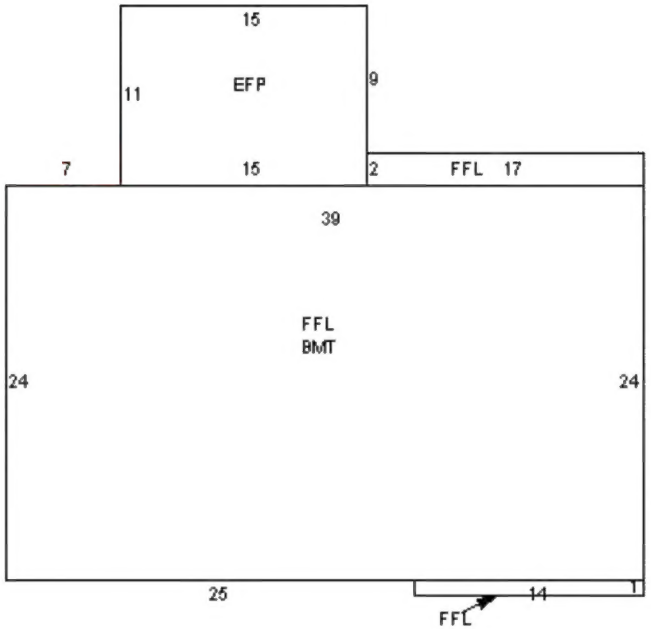
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	135.67
Special Features:	0	Val/Su Net:	112.09
Final Total:	233700	Val/Su SzAd	237.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	984	135.670	133,498
BMT	Basement	936	63.920	59,829
EFP	Enclos Porch	165	43.940	7,250

Net Sketched Area:	2,085			Total:	200,577
Size Ad	984	Gross Area	2085	FinArea	1639

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 102.0-0006-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	